

323 Acres/131 Hectares

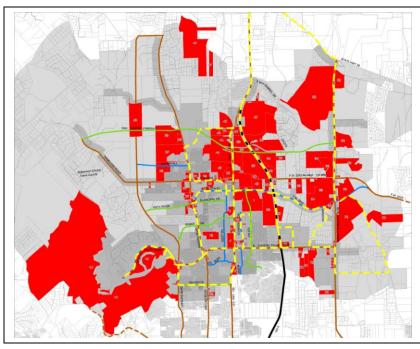
US Highway 183 is 2.4 miles/3.9 km west

Utilities available by 2010

Greenfield

Zoning – General Commercial and Single Family

Mr. Jeremy Smitheal Riverside Resources 100 Congress Avenue, Suite 1540 Austin TX 78701 (512) 476-7806 phone (512) 476-7806 facs jsmitheal@riversideres.com www.riversideres.com



Property				Man	MADECO Austi	n 2006 Ctro	-4 ()	do ma 242 9 242 Con II	
Total Acreage: 323 acres/131 hectares					Map: MAPSCO Austin 2006 Street Guide, pg. 313 & 343, Sec. U Y, Z, C & D				
Location									
City: Leander					County: Williamson				
Address/Directions: Ea	ast side o	f Ronald W	. Reagan Blvd. (Parme	r Lane)	between East C	rystal Falls	Parkv	vay and FM 2243	
Within City Limits: Yes					Distance from City Limits: Not Applicable				
Distance to US Highways: 2.4 miles/3.9 kilometers Distance to Interstate Highways: 11 miles/17.7 kilometers					Type of Zoning: Single Family Suburban and General Commercial				
General Site Information	n								
Previous Use of Site: C	n Land	General Condition: Excellent		nt	Dimensions: 6,000 x 2,360 feet/1,829 x 719 meters				
Soil Composition (base Service, Soil Survey of 1983): Denton-Eckrant very shallow, calcareou formed in indurated frau uplands with 1 to 8 pero	Williamson t-Doss: n us, clayey ctured lin cent slope	on County, noderately of , cobbly, ar nestone or les	Issued January of deep, shallow and ad stony soils limey earths; on	for un		d a low risk	of co	a high risk of corrosion rrosion for concrete	
Adjoining Acreage Available: No			Can Site Be Divided: Yes			Lot Size: Negotiable			
Improvements									
Road Distance to Rail: 2.3 miles/3.7 km west					Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Not Applicable				
Fenced: Yes					Landscaped: No				
Located within an Industrial Park: No					Type of Business: Commercial, Retail, Residential				
Deed Restriction(s): No					Covenants: No				
Utilities									
City of Leander Services: Department of Engineering, (512) 528-2700			Water - Size of Neare Applicable Pressure: Not Applic			Sewer - Size of Nearest Line: Not Applicable			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (Phone: (8	330) 868-6041	Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810		ergy,	Size of Nearest Line:	6 inch/15.2 cm Poly		Pressure:	: Intermediate Pressure		
Telecommunication Service: Phone: (AT&T and/or SuddenLink (979) 595		612) 870-4430 and/or	Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com			
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (5			512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net			
Sales Information									
Contact: Mr. Jeremy Smitheal Phone: (512) 476-78			06 Facs: (512) 476-780		Email: jsmitheal@riversideres.co		<u>om</u>	Web Site: www.riversideres.com	
Sales Price: Negotiable					Lease Price: Not Applicable				
retail tracts (33.32 acres (Parmer Lane). There w	s/13.5 hed vill be 779	ctares) and single-fam	two multi-family tracts	(27.58 07 hect	acres/11.2 hecta ares. The devel	ares) that fr	ont Ro	ponents. There are five onald W. Reagan Blvd. ve experience in a variet	